

Prime Oracle Road Retail for Lease

4037 N. Oracle Road, Tucson, AZ



Lease Information

- Availability:** *7,828 SF
(1,160 SF to 7,828 SF-See Floor Plan for Details)
- Lease Rate:** \$25.00/SF
- Lease Type:** Modified Gross
- Zoning:** C-3, City of Tucson

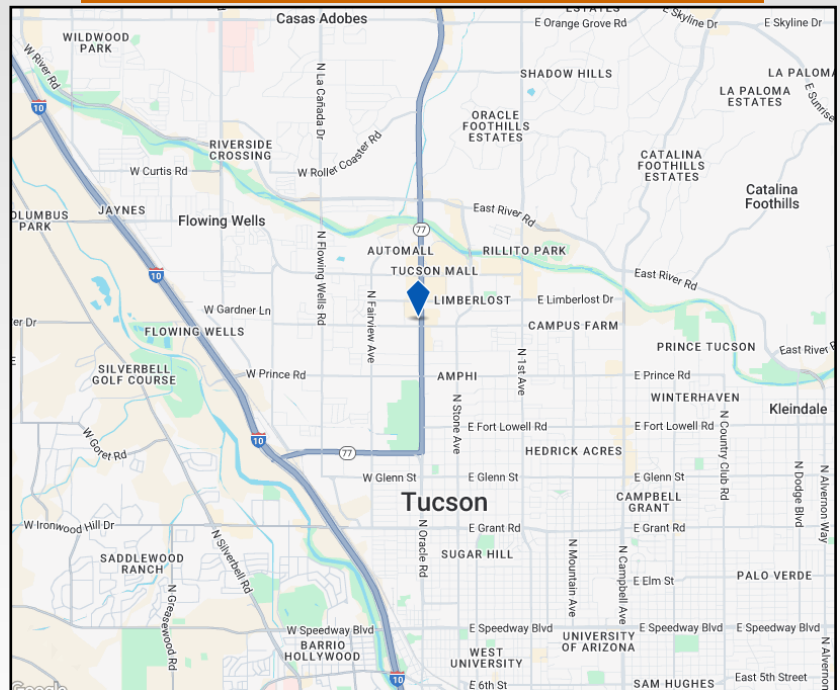
Comments:

- High traffic retail corridor *59,399 VPD
- Monument Sign
- Great visibility
- Surrounding retailers include:



*CoStar 2025

Location Map



Exclusively Represented by:

Robert Nolan

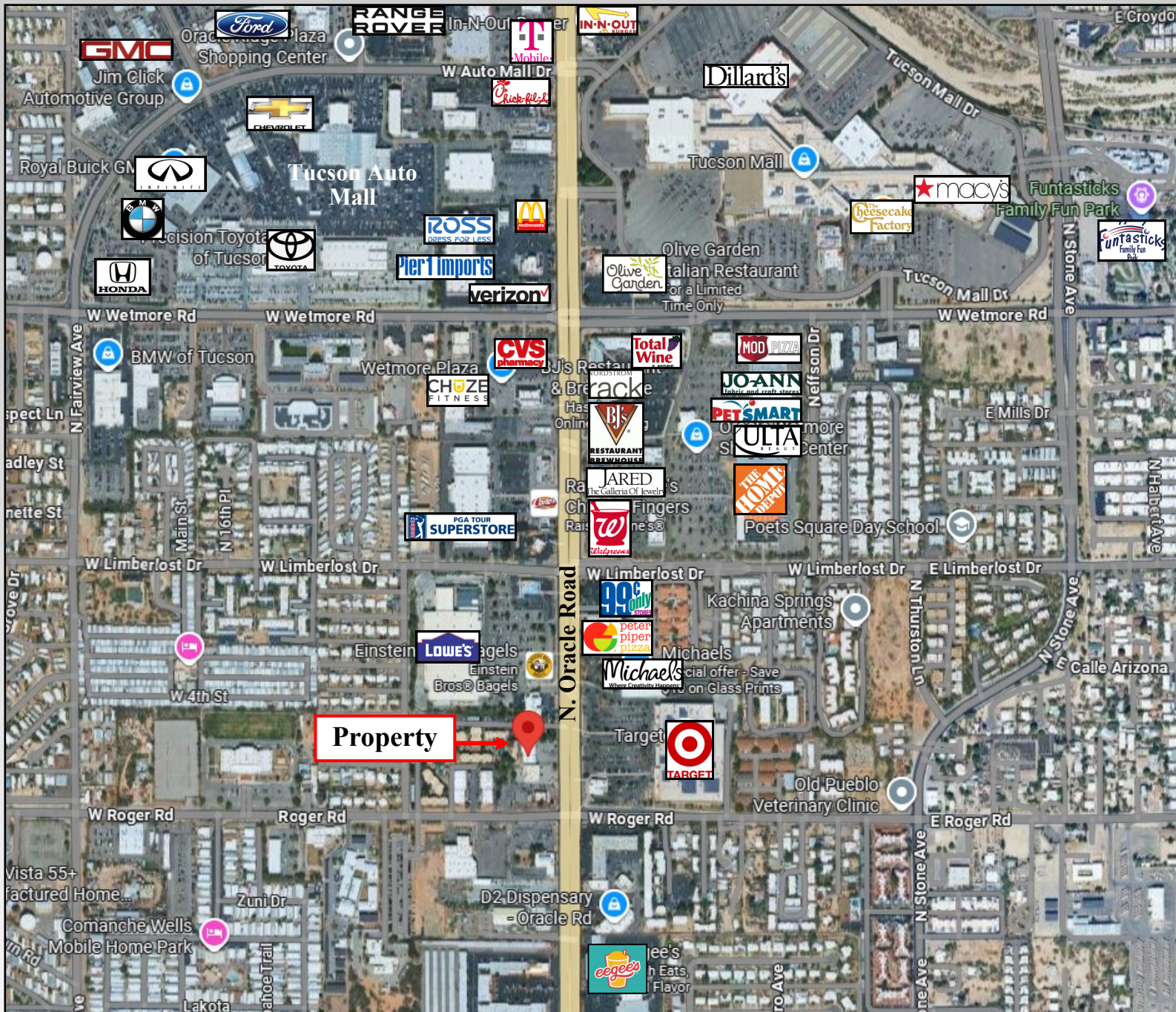
(c)520-465-5946

rnolan@oxfordrealtyadvisors.com



6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300
www.oxfordrealtyadvisors.com

Location Aerial ~ 4037 N. Oracle Road



Demographics

1 Mile 3 Miles 5 Miles

Population:	14,138	103,394	230,832
-------------	--------	---------	---------

Average HH Income:	\$49,846	\$67,167	\$78,750
--------------------	----------	----------	----------

Traffic Counts

N. Oracle Road: 59,399 VPD

Source: CoStar 2025

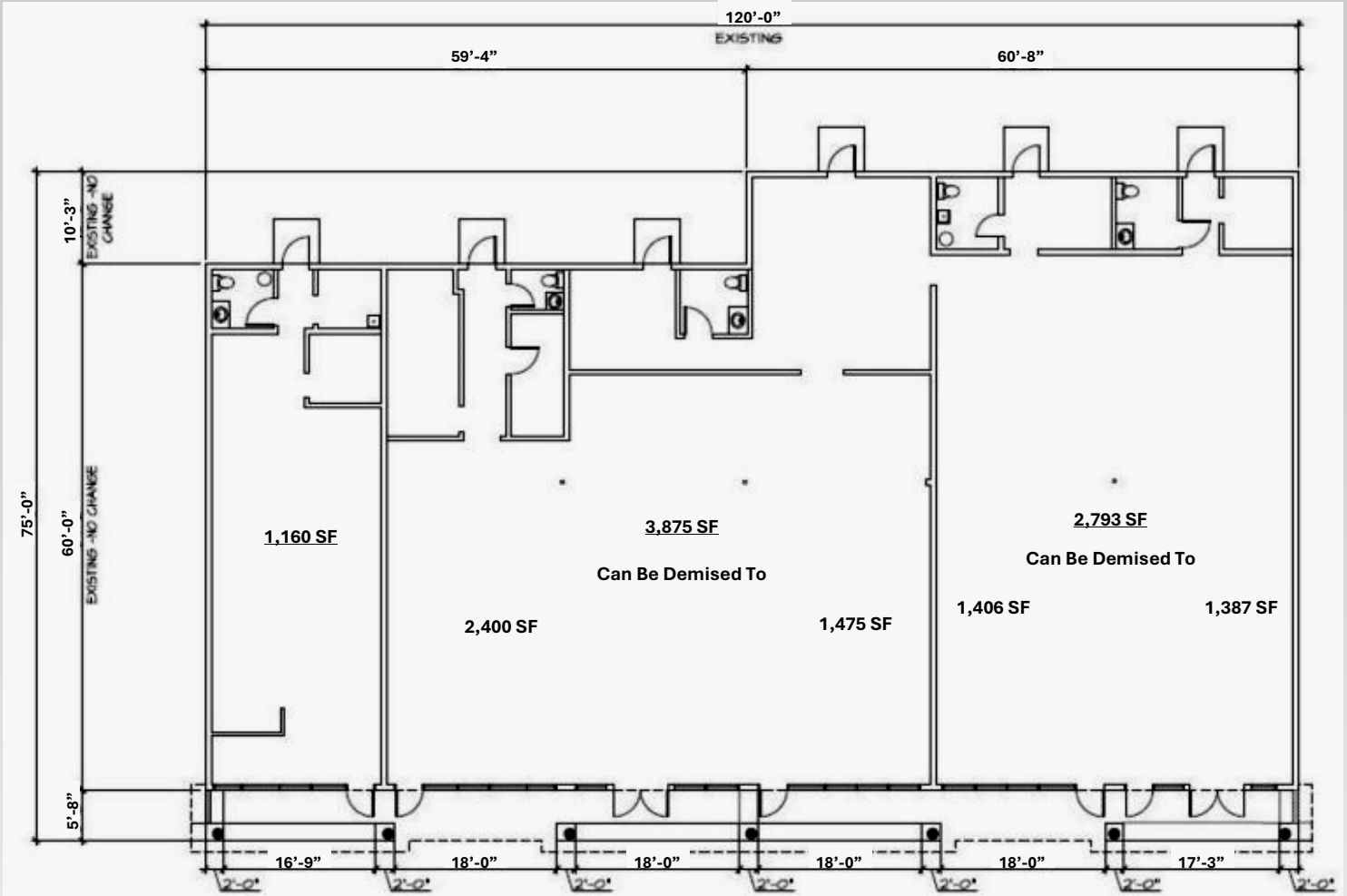
Exclusively Represented by:

Robert Nolan
(c)520-465-5946



The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Floor Plan & Site Plan



Exclusively Represented by:

Robert Nolan
(c)520-465-5946

Oxford
REALTY ADVISORS

6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300
www.oxfordrealtyadvisors.com